THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $170,000.00 Affiant Subscribed and sworn to before me, this 21 day of July 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150059923 DEEDWARR
Recvd: 07/22/15 15:15 2 pgs
Fees:13.00 Taxes:629.00
20150722-0072004

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elaine Turner 306 Summit Ridge Circle Nashville, TN 37215	New Owner	Tax Parcel ID No. 131-05-0B-306.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARK A. WILSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID C. WILSON,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ELAINE TURNER, AN UNMARRIED WOMAN** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 306, on the Horizontal Property Regime for Four Seasons Condominium, as recorded in the Master Deed of record in Book 6841, page 349 and amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CHARLOTTE SHRUM WILSON, by deed from KIMBERLY J. CLUNE, of record in Instrument No. 20060301-0023719, dated February 15, 2006, said Register's Office. The said Charlotte Shrum Wilson died testate on or about September 29, 2008. The Will of Charlotte Shrum Wilson of record in the Seventh Circuit Probate Court of Davidson County, Tennessee in Volume 09P157 devised subject property to LOUIS I. SCHNEIDER, JR., TRUSTEE OF THE CHARLOTTE SHRUM WILSON FAMILY TRUST. LOUIS I. SCHNEIDER, JR., TRUSTEE OF THE CHARLOTTE SHRUM WILSON FAMILY TRUST further conveyed to MARK A. WILSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAIVD C. WILSON, of record in Instrument No. 20150722-0072003 **dated June 29, 2015, said Register's Office.**

This is improved property commonly known as: **306 Summit Ridge Circle, Nashville, TN 37215**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of July, 2015.

MARK A. WILSON,
PERSONAL REPRESENTATIVE OF
THE ESTATE OF DAVID C. WILSON

STATE OF Mississippi)
COUNTY OF Forrest)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **MARK A. WILSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID C. WILSON,** the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor(s) and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of July, 2015.

Notary Public
My Commission Expires: 2/8/19

STATE OF MISSISSIPPI
DALTON ROSS
ID NO. 111403
Commission Expires
02/08/2019
NOTARY PUBLIC
FORREST COUNTY